

# First Floor Flat Kings offers in the region of £190,000

- Council Tax Band D
- Three Bedrooms
- Walking Distance to Local Amenities
- Close to Cardiff City Centre
- Sought After Location
- EPC Rating: D







02920 397171 canton@peteralan.co.uk



## About the property

Situated in the sought after location of Pontcanna is this two/three bedroom first floor flat that would be a great First Time Buy! Just walking distance from all local amenities such as shops, cafes, pubs, restaurants and transport links, the property is also within close proximity to Cardiff City Centre, Principality Stadium and Cathedral Road. Internally the property comprises entrance hall, kitchen, bathroom, master bedroom/lounge and two further bedrooms. To the front of the property is resident permit parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

## Accommodation

#### Entrance

#### Kitchen

10' 8" max x 13' 7" max ( 3.25m max x 4.14m max )

#### Master Bedroom/Lounge

11' 10" x 11' 1" ( 3.61m x 3.38m )

#### **Bedroom Two**

12' x 11' 4" ( 3.66m x 3.45m )





### **Bedroom Three**

6' x 11' 11" ( 1.83m x 3.63m )

Bathroom

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# Floorplan



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